



Lillingstone Avenue
, Tamworth, B79 8FD

£279,500

Property Features

- Beautifully Presented Semi Detached Home
- Superb Private Position
- Popular Modern Development
- Delightful Family Lounge
- Open Plan Kitchen/Diner
- Guest Cloakroom
- Three Excellent Double Bedrooms
- Attractive Rear Garden
- Integral Garage
- Freehold & Close to Local Schooling

Full Description

Nestled in an enviable position within a sought-after residential development, this beautifully presented semi-detached family home offers a rare combination of serene countryside views and modern convenience. Discreetly set back in a remarkably quiet location, the property is within close proximity to highly regarded schools and a variety of shopping amenities.

GROUND FLOOR

As you enter, a welcoming reception porch sets the tone, leading into a charming family lounge. This bright and airy space provides a cosy yet spacious environment, ideal for relaxation and accommodating an array of furnishings.

Beyond the lounge, an inner hallway adds practicality with stairs leading to the first floor and a convenient guest cloakroom, making it perfect for modern family living.

To the rear, a standout feature of the home is the open-plan kitchen/diner. Thoughtfully designed, this space boasts a range of stylish units, ample working surfaces, and integrated modern appliances. The dining area comfortably accommodates family gatherings, with French doors opening onto the rear garden, seamlessly blending indoor and outdoor living.

ENTRANCE HALL

5' 10" x 3' 4" (1.79m x 1.02m)

FAMILY LOUNGE

16' 0" x 10' 1" (4.90m x 3.09m)



OPEN PLAN KITCHEN/DINER

18' 9" x 7' 7" (5.72m x 2.33m)

GUEST CLOAKROOM

4' 6" x 2' 11" (1.39m x 0.89m)

FIRST FLOOR

Upstairs, the home continues to impress with three generously proportioned double bedrooms. The main bedroom is a true retreat, featuring a sleek en suite bathroom for added luxury. A well-appointed family bathroom completes this level, offering a contemporary three-piece suite with tasteful tiling.

BEDROOM ONE

13' 8" x 9' 7" (4.18m x 2.94m)

EN SUITE

6' 10" x 4' 7" (2.10m x 1.42m)

BEDROOM TWO

11' 2" x 8' 8" (3.41m x 2.66m)

BEDROOM THREE

9' 8" x 7' 10" (2.96m x 2.40m)

FAMILY BATHROOM

8' 7" x 5' 6" (2.64m x 1.70m)

OUTSIDE

REAR GARDEN

The rear garden is a private oasis, combining a neatly manicured lawn, bark-chipped borders, and a slab-paved patio, perfect for alfresco dining or entertaining. Fully enclosed by secure timber fencing, this outdoor space is both family- and pet-friendly.

INTEGRAL GARAGE

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

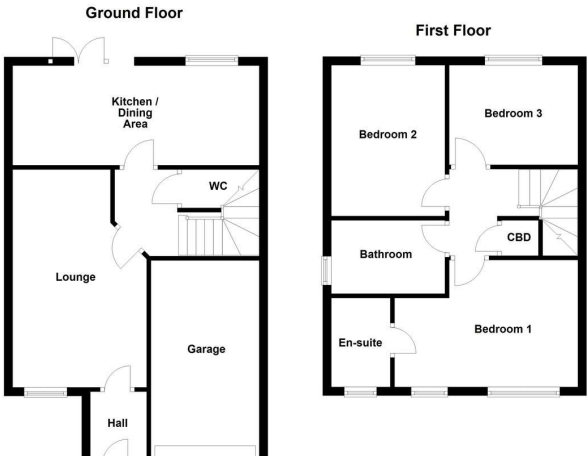


TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements